

## Herbaugh, Melinda

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**From:** Jane Kortz <kortzj@msn.com>  
**Sent:** Monday, September 11, 2017 8:51 AM  
**To:** PRC  
**Cc:** Juarez, Debora  
**Subject:** Building Project #3028516  
**Attachments:** PRC\_Comments\_3028516.docx

September 11, 2017

To: Seattle Department of Construction & Inspections  
ATTN: Public Resource Center  
P.O. Box 34019  
Seattle, W 98124-4019

From: Jane Kortz  
2304 NE 115<sup>th</sup> Street  
Seattle, WA 98125

Re: Building Project #3028516

The proposed project to re-plot (11340 23<sup>rd</sup> Ave NE) and build six new homes on what currently has two single-family homes is very concerning to me. My home is about one-half block north from where this project would take place.

My neighborhood is part of the Thornton Creek Watershed. In 2005, 23<sup>rd</sup> Ave NE (and other streets nearby) went through an extensive City of Seattle project with the installation of new streets, sidewalks, landscaping and street gardens (swales) to prevent flooding we experienced earlier. The Pinehurst Project was a City of Seattle Public Utilities project. The land where the proposed six new buildings would be built is part of the Thornton Creek Watershed and should be protected and remain as natural as possible to prevent flooding and preserve the Watershed.

There are lovely, very large historic heritage evergreen trees growing on the land where the proposed project would take place. There are many species of birds in this neighborhood including Bald Eagles, nesting Merlin Hawks, Pileated Woodpeckers, and Saw-whet Owls. Taking down these historic evergreen trees would be devastating to the bird population with loss of habitat as well as to the park-like setting we humans enjoy currently in our neighborhood.

I am also very concerned regarding the environmental impact of building six homes on this property would have to the infrastructure of the City streets and sidewalks. The extreme increase in sewer requirements for so many additional homes on this property is concerning to me as well.

The density of six homes, where two single-family homes are currently, would cause a great deal of paving over of natural material, soil, lawn, gardens which currently exists on this land. I am very concerned this amount of building and paving will create flooding.

The Victory Heights/Pinehurst neighborhood we live in was conceived a long time ago as a Seattle neighborhood that gave the residents green space around their homes with gardens and privacy. This project's proposed extreme density, would change the neighborhood dramatically and cause excessive long-lasting damage to what is currently a very peaceful place.

If there is building to take place on this property, I really hope the City of Seattle and the building developer who is proposing this construction, can see their way to a much smaller project with much less impact to our neighborhood. I would like to be contacted with dates of public comment meetings regarding this proposed project. I intend to continue watching every project phase closely to hopefully prevent this project from ruining my beautiful neighborhood.

Cc: Councilmember Debora Juarez

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